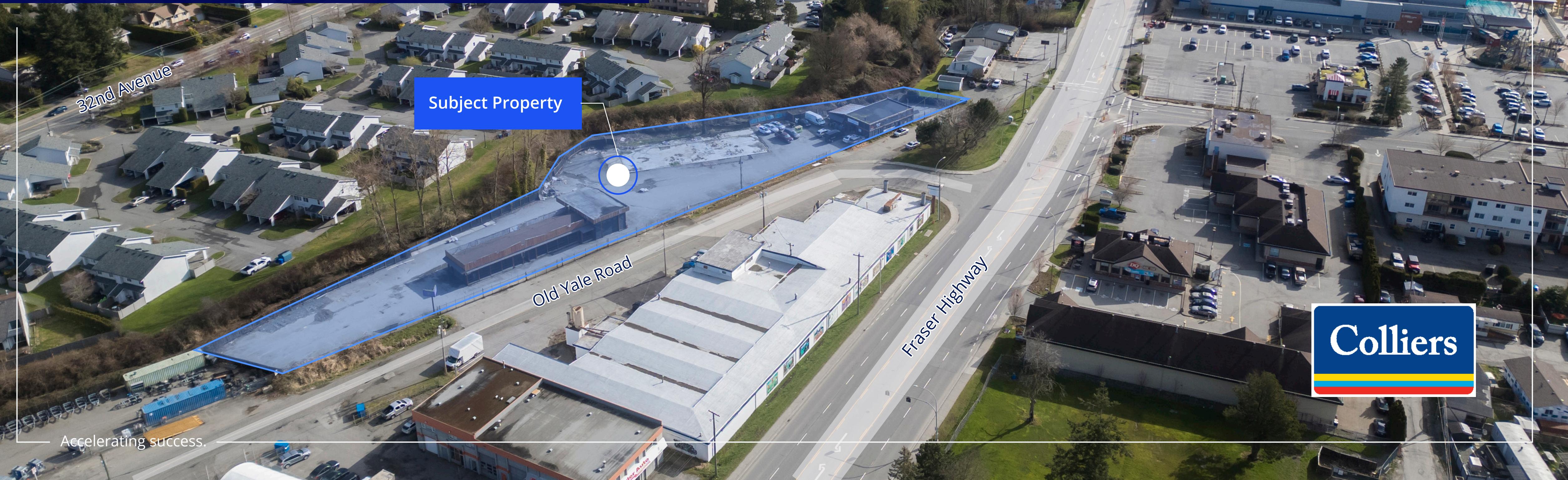


FOR SALE BY COURT ORDER

# 1.44 Acre Industrial Opportunity in Langley Township

26899 & 26963 Old Yale Road, Langley



# Property Highlights

Colliers, on behalf of PWC, in its capacity as Receiver of 1385954 B.C. Ltd., Elykwood Forest Products Ltd. and 1337073 B.C. Ltd., present the opportunity to purchase 26899 & 26863 Old Yale Road, Langley (the "Property").

The 1.44 acre industrial Property, located in the Township of Langley offers easy access to the Fraser Highway and Highway 1. The Property is currently improved with two adjoining lots with two buildings on site, secured yard space and allows for drive through capability with good truck access and loading options.

- **Existing Commercial Buildings** – Well-maintained commercial buildings with additional outdoor structures, ideal for an owner-occupier seeking a functional and versatile space
- **Paved & Fenced Yard** – Secure and ready for use
- **Multiple access points** - Access onto Old Yale Road, ensuring convenient entry and exit for vehicles and equipment
- **Low Site Coverage** – Ideal for yard storage, a highly sought-after asset
- **Ample Parking** – Supports a variety of users and operational needs
- **Outdoor Storage Structures** – Provides additional flexibility for users



26899 OLD YALE ROAD

- Single-story commercial building and separate storage structure
- 5,644 SF of leasable space
- Currently vacant
- Three drive-in doors, surface parking, 23% coverage ratio



26963 OLD YALE ROAD

- Single-story commercial building
- 2,034 SF tenanted building generating rental income
- Currently tenanted
- Spacious yard for parking or storage

# Property Overview



Property	26899 Old Yale Road	26963 Old Yale Road	Total
Legal Description	000-522-171	008-580-685	
Property Size	20,624 SF	41,975 SF	<b>62,599 SF (1.44 acres)</b>
Property Improvements	Site is currently improved with a vacant commercial building of 5,644 SF.	Site is currently improved with an occupied building of 2,034 SF.	
Frontage	285 feet	312 feet	<b>~600 feet on Old Yale Road</b>
Zoning	<b>C-3   Service Commercial Zone</b>		
Property Taxes (2024)	\$18,987.20	\$29,606.17	<b>\$48,593.37</b>
Assessed Value   Building	\$170,000	\$1,814,000	<b>\$1,984,000</b>
Assessed Value   Land	\$297,000	\$2,665,000	<b>\$2,962,000</b>
Assessed Value   2025	\$467,000	\$4,479,000	<b>\$4,946,000</b>
<b>Asking Price</b>	<b>\$5,400,000.00</b>		

*Note that the sale of the Property will be subject to approval by the Supreme Court of British Columbia. Offers should be presented in the form of offer preferred by the Receiver, a copy of which is available through the listing agents, upon request.*

# Photo Gallery

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26899 Old Yale Road



# Photo Gallery

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26963 Old Yale Road



# Location Overview

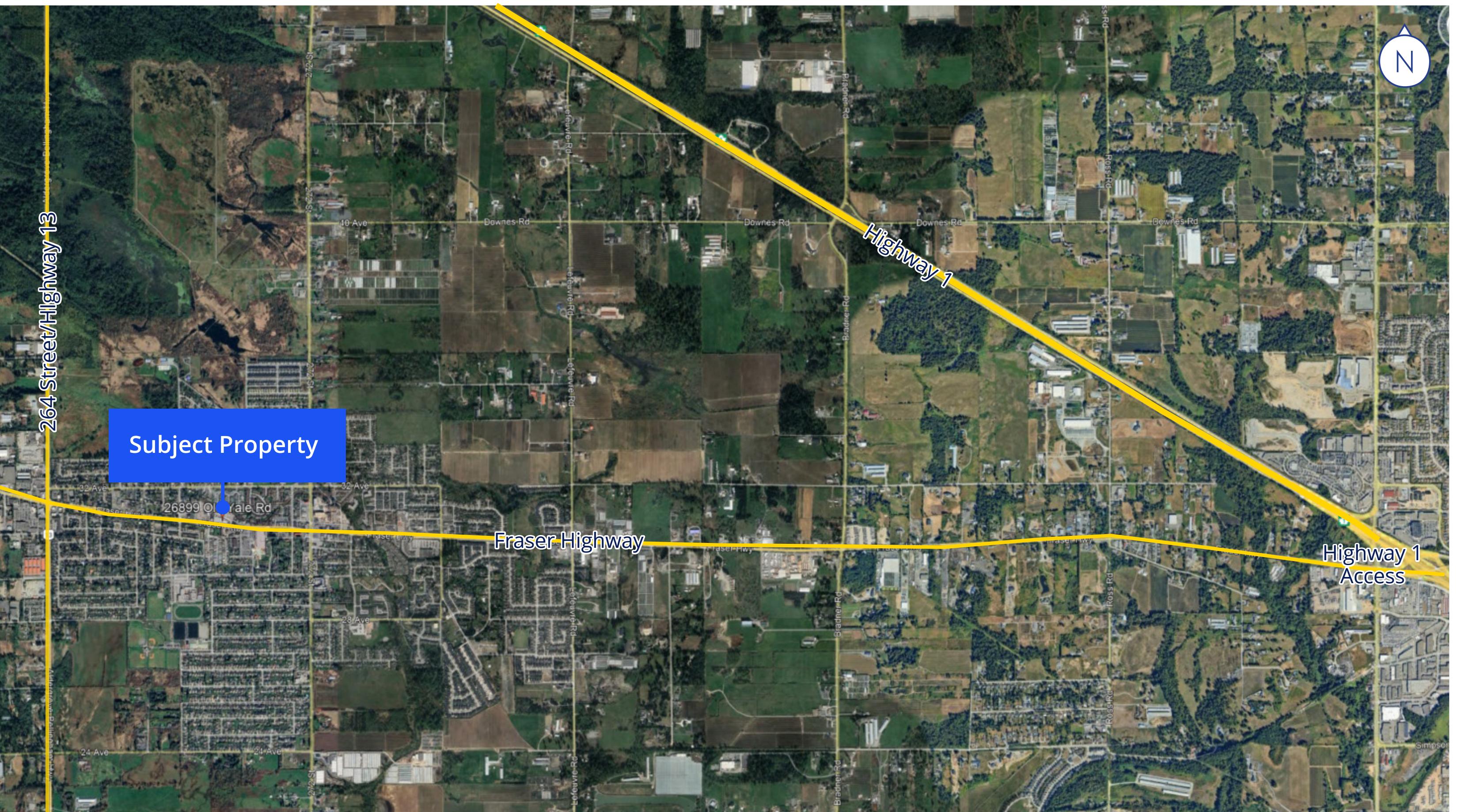
## Langley Township

The Township of Langley, BC, is a thriving community with several notable location highlights:

**Proximity to Metro Vancouver:** Langley is strategically located just 45 minutes southeast of downtown Vancouver, making it an ideal spot for businesses and residents who want access to the city's amenities while enjoying a more relaxed suburban lifestyle.

**Access to Major Highways:** Langley is well-connected via key transportation routes, including the Trans-Canada Highway (Highway 1) and the U.S. border. The area also benefits from convenient access to the Fraser Highway and Highway 13.

**Growing Economy:** Langley is known for its diverse economy, which includes agriculture, manufacturing, logistics, retail, and technology. The area has become an attractive destination for businesses looking to expand, particularly in logistics and distribution due to its central location in the Lower Mainland.



# Offering Process

Offers should be presented in the form of offer preferred by the Receiver, a copy of which is available through the listing agents, upon request.

*Note that the sale of the Property will be subject to approval by the Supreme Court of British Columbia.*

*Contact listing agents for further information on this Property and the Offering process*

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